

Single Family Design Guidelines Update Neighborhood Preservation Ordinance Update

Steering Committee

**Meeting #21 Notes
February 18, 2005**

Steering Committee members: Chair Dianne Channing, Christine Pierron (for Bruce Bartlett), Joe Guzzardi, Vadim Hsu, Charmaine Jacobs, Bill Mahan, Helene Schneider, Richard Six.

Staff: Bettie Weiss (City Planner), Jaime Limón (Supervising Planner), Heather Baker (Project Planner), Jason Smart (Intern).

I. Welcome and Introductions

II. Public Comment for Items Not on the Agenda

Gene Demer: What determines if a property is not suitable for a building? Hillside properties in the City of Santa Barbara are being purchased repeatedly with the idea of being further developed. Issues include: are lots being developed safely, drainage, construction and residual issues. If a homeowner owns a property are they always able to use the land which they purchased? Has repeatedly seen individuals sell their properties to buyers with the expectation that the new buyer will be able to build further on the property.

III. Administrative Items

IV. Steering Subcommittee Reports

Story Pole Subcommittee scheduled to meet and FAR Subcommittee is continuing to progress with proposals.

V. Hillside Issue Paper: Issue Paper I

The following Issue Paper Options were reviewed and supported by the Steering Committee through consensus motions. Steering Committee revisions to Issue Paper I options are noted with underlined formatting.

Grading

Option K: Change NPO Grading Thresholds, add new Guidelines and add new Building and Safety Standards

Part I: Eliminate referrals of projects to PC

Part II: More specific grading guideline:

“Carefully plan your project to minimize grading both underneath main building footprints and on the entire site. Most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading on a property. Only rarely do projects need to approach 500 cubic yards of grading to achieve reasonable development of a property.”

Part III: Additional standards for Hillside Design District & 20%+ slope projects >250 cubic yards of grading:

- A licensed engineer must prepare the grading plans.
- Require an on-site pre-consultation meeting with Building and Safety Staff, the building contractor, engineer and grading crew with equipment present on the day of grading commencement prior to grading commencement for projects.
- Require the engineer for the projects to submit interim grading progress reports including grading quantity to be submitted to Building and Safety at the completion of cutting for work to be able to continue and at the mid-point completion of fill for work to be able to continue.

Decks and Courtyards

Option N: Create an additional Good Neighbor Guideline to address hillside decks and courtyards.

“For Hillside areas, special consideration is required for decks and outdoor courtyard placement. Depending on topography, these features have the potential to greatly affect downhill neighbors’ privacy and noise levels. Often, keeping decks and outdoor courtyards within the Zoning Ordinance setbacks listed for a zone district, even when not required, can help to maintain good neighbor relations.”

Chimneys on Decks

Option O: Implement guideline to discourage freestanding chimneys.

“Place outdoor fireplaces and chimneys in a location which would not impact neighbor’s views, privacy, noise or air quality.”

Landscape Plans

Option P: Explore the feasibility of requiring landscape plans for terracing projects in the hillside area to ensure fire hazard landscape plans are implemented where grading activities may leave large areas un-landscaped.

Exterior Home Colors

Option Q: Encourage natural earth tone colors for Hillside District homes in the Single Family Design Guidelines.

Home Size Limits

Option R: FAR by Lot Size: The Steering Committee will meet later to discuss this item.

Option S: FAR by Slope. The Steering Committee discarded this option because it is too complicated.

Option T: Require a Pre-Application Concept Review for New Hillside Projects on Vacant Lots.

VI. Review Upcoming Schedule

VII. Adjourn